

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

## Vacant Commercial Site

4353 SE Federal Highway, Stuart FL 34997



**For Sale**  
**\$3,100,000**

Listing Agent:  
Matt Crady  
772-260-1655  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

Office:  
49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
772-286-5744

## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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## Property Details

**Location:** 4353 SE Federal Highway, Stuart FL 34997

**Price:** \$3,100,000

**Acreage:** 4.11 AC

**Frontage:** 277.27

**Traffic Count:** 32,000 average daily traffic

**Zoning:** CPUD - Commercial Planned Unit

**Land Use:** Commercial

**Parking:** 161 spaces

**Utilities:** Martin County Water and Sewer

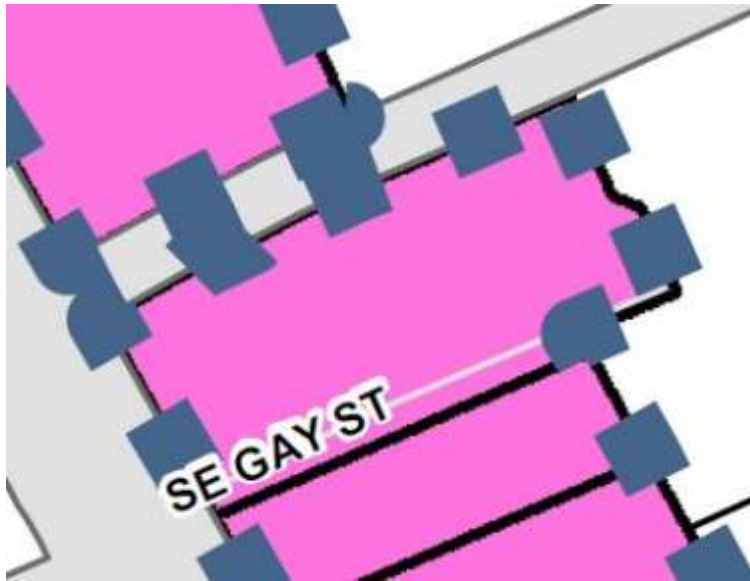
This great location features 4.11 acres of prime commercial land on the southeast corner of the signalized intersection of SE Federal Highway and Monroe Street, ideally located near many National tenants. Site features pre-paid impact fees on 34,950 SF of buildings as well as pre-approved site plans for high investment use.



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## Zoning & Future Land Use Map



 CPUD COMMERCIAL PLANNED UNIT

### **CPUD - Commercial Planned Unit District**

**Location.** A CPUD may be located anywhere in the city in any area defined and described "office/residential," "commercial," "downtown redevelopment" or "neighborhood/special district" by the Future Land Use Element of the City of Stuart's comprehensive plan. and which is of suitable character and compatible with surrounding uses as determined by the City Commission.

**Minimum size.** The minimum size of a CPUD is 20,000 square feet.

**Uses permitted in a CPUD district.** The buildings, structures, land or water within a CPUD district may be used only for the following purposes:

- a. Any and all uses set forth in the present zoning classifications of R-1, R-2, R-3, B-1, B-2 and B-4 inclusive, providing such uses are compatible with uses on adjacent property as determined by the City Commission.
- b. Residential uses which are designed to be compatible with the adjacent commercial uses. The residential uses shall not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
- c. Commercial residential uses such as apartments, hotels and resorts provided said uses do not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
- d. Commercial uses not specifically set forth in any of the standard zoning categories, but which are compatible and of like nature and quality to those commercial uses allowed on B-1, B-2, or R-3 zoning classifications as determined by the City Commission.

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## Demographics & Site Advantages

### 2015 Demographics

#### Population (Daytime)

1 mile	10,383
3 mile	61,801
5 mile	107,858

#### Average Household Income

1 mile	\$64,021
3 mile	\$71,831
5 mile	\$75,063

#### Median Age

1 mile	44
3 mile	47
5 mile	52

- Utilities located at or near property lines
- Storm Water System installed
- On-site sanitary sewer system main lines adjacent to the property
- Municipal water system stub outs installed at the property lines
- Existing parking lot with partial landscaping and stoplight corner sign position
- Existing signalized intersection and driveway access to SE Federal Highway
- No Upland or Wetland Preserve requirements (up to 25% greater usable land area)
- No Preservation Area Management Plan required
- No clearing, site graded and filled such that no fill should be required
- Location, Location, Location.....minutes from I-95, on US Highway 1, in the City of Stuart

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## Allowed Uses

Business <sup>1</sup> and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD <sup>4</sup>
Adult businesses		S			A
Animal Hospital		P			A
Any retail business or retail service establishment, including shops for making articles of an artisanal use to be sold on the premises, provided such manufacturing is incidental to the retail business or service	P	P			A
Art galleries	P	P			A
Auto sales provided all repair and service shall be done within an enclosed building		P			A
Bakeries		P		P	A
Banks	P	P		P	A
Barber	P	P			A
Bars	P	P			A
Beauty shops	P	P			A
Beer garden	P	P			A
Boat building					A
Bowling alleys		P			A
Bus terminals		P			A
Business	P	P		P	A
Business warehouse facilities in conjunction with adjacent commercial and retail uses				P	
Cabinet shops		P			A
Cemeteries		P			A
Child care center <sup>3</sup>	P	P	P	S	A
Clinics		P			A
Clubs (membership), lodges, and fraternal organizations		P			A
Cocktail lounge	P	P			A
Concrete or asphalt processing plants					
Day care center <sup>2</sup>	P	P	P		A
Drive-in restaurants	P	P			A
Drive-in theaters	P	P			A
Enclosed garages and repair shops for motor vehicles		P		P	A
Enclosed repair shops for repairing furniture, or appliances powered by gas, oil, electricity, etc., without outdoor storage		P		P	A
Enclosed sales of farm and heavy equipment without outdoor storage		P		P	A

Business <sup>1</sup> and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD <sup>4</sup>
Enclosed sales of seeds, insecticide, and growers supplies without outdoor storage		P		P	A
Enclosed sign painting and/or sign manufacturing shops without outdoor storage		P		P	A
Enclosed storage and sales of lumber and building materials		P		P	A
Funeral homes		P			A
Gasoline or other motor fuel stations		P			A
Health spas		P			A
Heavy industrial manufacturing operations which are determined to be harmful to health, safety or welfare based on substantial noise, smoke, dust, cold, radiation emissions, glare, night illumination, vibrations, smell, risk of spills, fires, explosions, or other physical hazards					
Hotels	P	P			A
Kennels		P			A
Kindergarten <sup>2</sup>	P	P	P		A
Laundries and dry cleaning establishments using non-combustible solvents		P		P	A
Limited indoor industrial uses, including fabrication, processing, converting, altering, assembling, dismantling, cleaning, servicing, freezing, treatment, distribution, repair, finishing, testing, or other handling of components, devices, equipment, and products				P	
Limited restaurants intended to serve businesses in the local vicinity with a maximum seating capacity of not more than 30				P	
Major auto repair					
Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	P	P			A
Mini-warehouses for the storage of residential items				P	
Mortuaries		P			A
Motels	P	P			A
Motion picture houses	P	P			A
Multi-family residences	P				
Nursery school <sup>2</sup>	P	P	P		A
Operation of a residence as a family day care home <sup>1</sup>	P	P			A
Outdoor storage which exceeds ten percent of the facility's indoor floor area					

Business <sup>1</sup> and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD <sup>4</sup>
Parking garages	P	P			A
Parking lots	P	P			A
Parks <sup>3</sup>				P	A
Preschool learning center <sup>2</sup>	P	P	P		A
Printing shops				P	
Professional offices	P	P	P	P	A
Pub	P	P			A
Public buildings	P	P			A
Public facilities <sup>3</sup>				P	A
Public utilities <sup>3</sup>				P	A
Radio and/or television broadcast stations		P		P	A
Recreational facilities		P		P	A
Research facilities				P	
Residential units combined with non-residential uses	P	P	P		A
Restaurants	P	P			A
Retail warehouse sales and service for non-intensive uses				P	
Rolling rinks		P			A
School-private, parochial, technical, etc.	P	P			A
Slaughter houses					
Stealth telecommunications facilities in excess of 45 feet in height	S	S		S	A
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure					
Telecommunications towers	P	P		P	A
Theatres	P	P			A
Tourist homes	P	P			A
Uses which require the issuance of occupational licenses for businesses operating from mini-warehouse facilities					
Veterinarians		P			A
Wholesale or commercial bakery warehouses		P		P	A
Wrecking or salvage yards					

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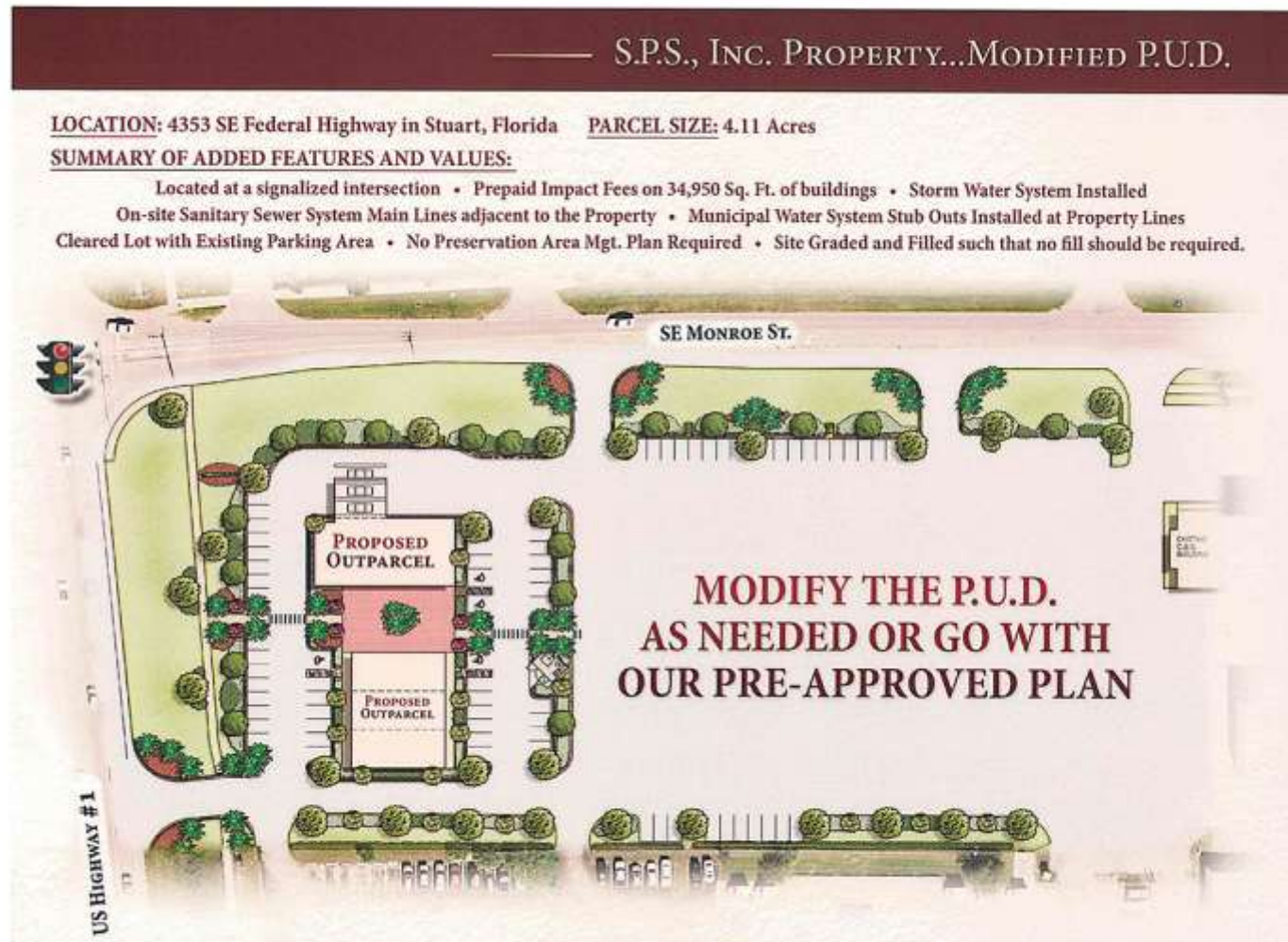
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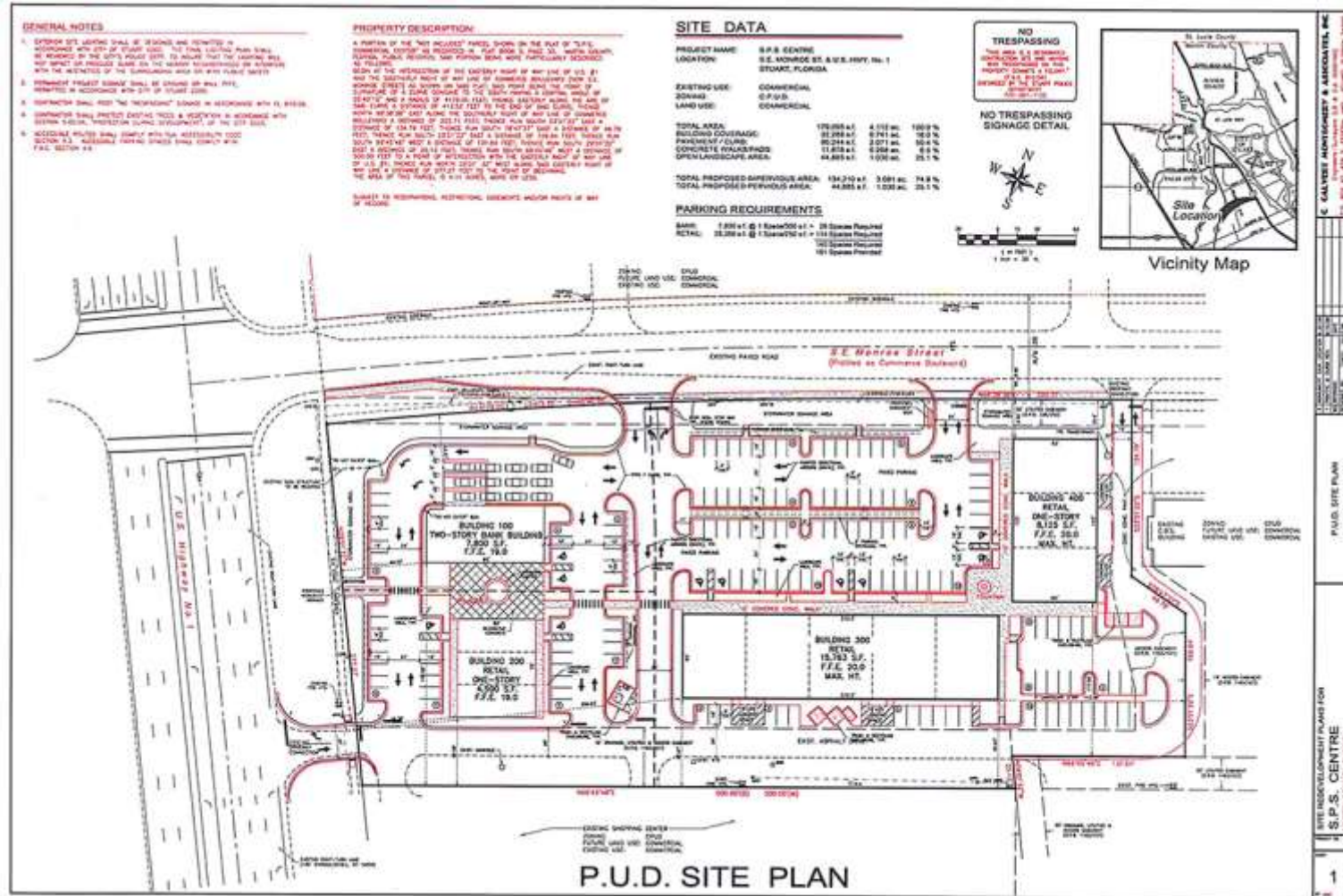


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## Site Plan



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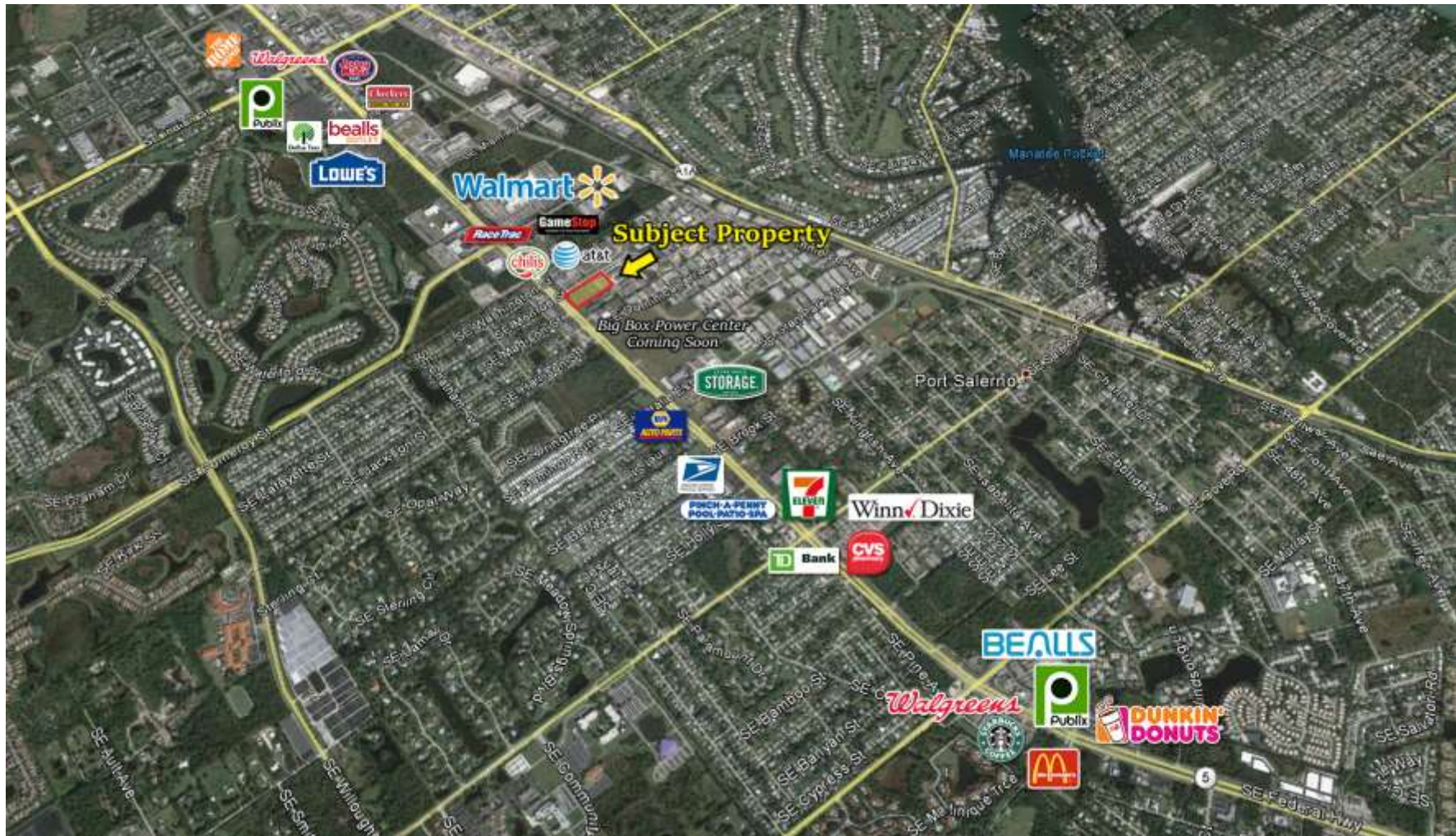
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Property Aerial



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